

Lantana Charrette

Presentation of Recommendations



Town of Lantana
Wednesday, June 14th 2023

TOWN OF LANTANA MASTER PLAN

MAY 2023



PREPARED BY THE
TREASURE COAST REGIONAL PLANNING COUNCIL

Project Timeline

July 9 th – July 13 th 2022:	Public Charrette at Town Hall
July 25 th 2022:	Work in Progress Presentation
September 19 th 2022:	Work in Progress Presentation #2
December 1 st 2022:	Submit 1 st DRAFT of Charrette Report
February 2023:	Review Staff Comments
May 19 th 2023:	Submit Final Charrette Report

Tonight is a Review of Additions and Revisions to the Plan

Previous Recommendations



Water Tower Commons



Ocean Avenue Infill



Lantana Beach Plan



Kmart Redevelopment

Updated Recommendations



US-1 Infill

TOWN IMPROVEMENTS

US-1 REDEVELOPMENT OPPORTUNITIES



Image of a redevelopment site along US-1 near the intersection of Palm Street.

TOWN IMPROVEMENTS

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There are a few sites along the US-1 corridor that are obvious redevelopment opportunities. The image at the left is the abandoned commercial site immediately north of Palm Street facing US-1.

The site has a C1 - Neighborhood Commercial zoning designation which does not permit residential. The Market Study that was produced for the master plan states there is very limited retail or commercial growth potential in the near future. This plan recommends that residential be a permitted use through an overlay designation. This overlay would allow residential uses similar to other comparable areas in the county.

Existing Conditions

US-1 Infill

TOWN IMPROVEMENTS

US-1 REDEVELOPMENT OPPORTUNITIES



The rendering above illustrates a new townhouse proposal for the US-1 corridor site illustrated on page 71. This design proposes nine three-story townhouses with rear detached garages and accessory dwelling units above. Each of the units has a private courtyard with the potential for small private swimming pools. This proposal yields a residential density of 30 dwelling units per acre. The approval of residential on commercial sites should be contingent upon the design principles illustrated in this plan.

Townhouse Infill Redevelopment

US-1 Infill

TOWN IMPROVEMENTS

US-1 REDEVELOPMENT OPPORTUNITIES

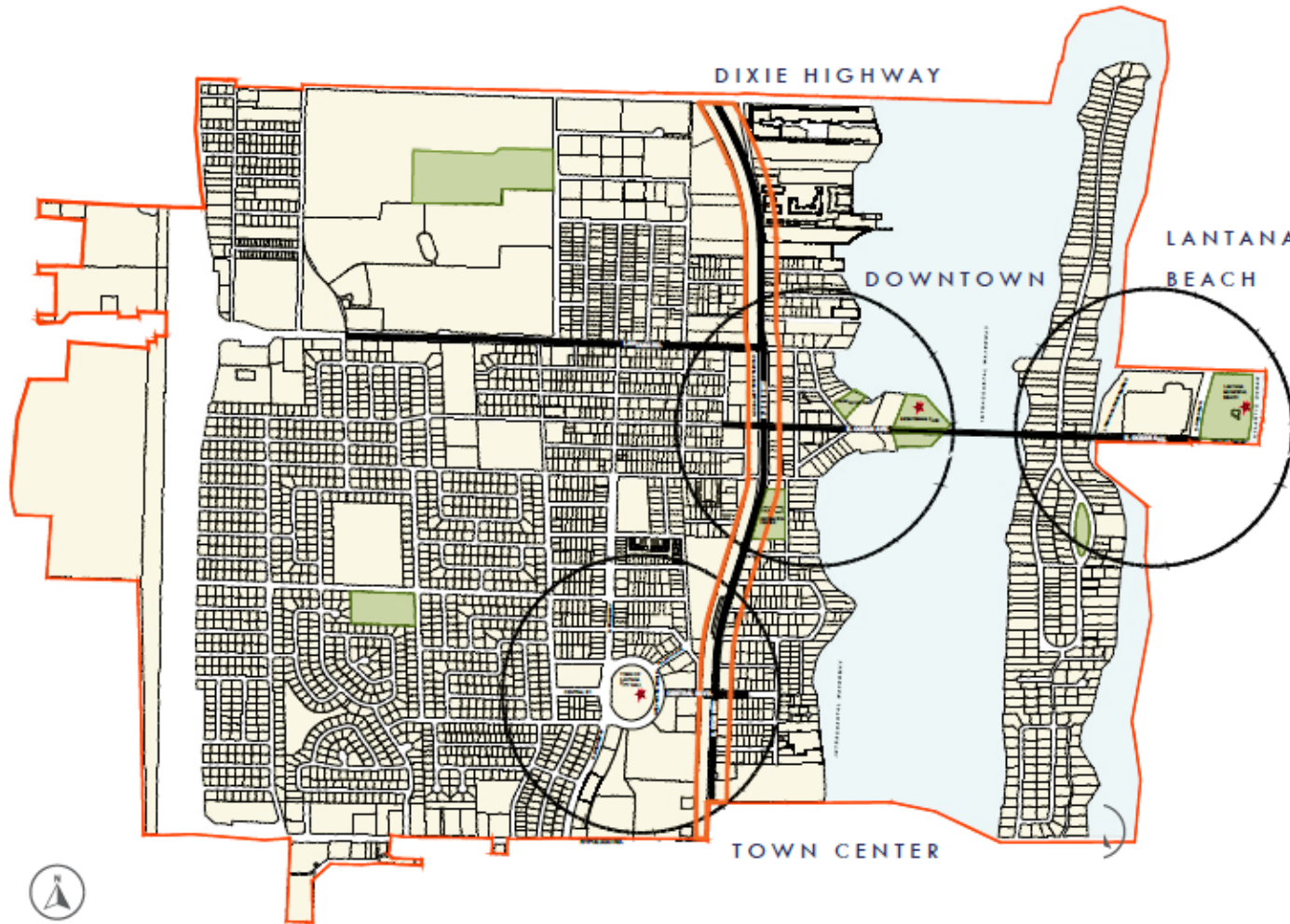


The street-view rendering above illustrates the townhouse design proposal on page 72. The architectural style of new redevelopment should reflect the design spirit of the community and can be varied from place to place. What should not be negotiable are the design principles of new buildings facing the streets with wide sidewalks, shade trees, activated ground floor levels, and parking to the side, rear, or on-street.

Existing Conditions

Lantana Key Planning Districts

FIGURE 10 TOWN OF LANTANA DISTRICT MAP



INTRODUCTION

In order to organize proposed improvements and to focus those efforts in the most critical areas, the plan has identified three distinct districts within the town. The map to the left has identified the Lantana special districts:

The Downtown District

The Town Center District

Lantana Beach District

The following pages will go into greater detail as to specific improvements and policy changes that should be considered for each district.

Focus and Tailor Efforts

Lantana Key Planning Districts

DOWNTOWN

DESCRIPTION

The Downtown District is an area within a 1/4 mile radius measured from the 200 block of E Ocean Avenue and includes the Downtown Dining Incentive area, Bicentennial Park, N Dixie Highway and areas just west of the FEC corridor including the newly renovated Lantana Library.

The intent of identifying the Downtown District is to focus specific improvements unique to the Town's historic commercial heart. Just beyond the iconic main street condition of E Ocean Avenue exists some of the older neighborhoods of the town. Striking a balance between commercial demands and protecting the neighborhoods is essential in this area. Parking is an issue and some off-site solutions to better define additional parking without intruding into the neighborhoods are provided on the following pages.

Within the Downtown District a special subarea has been defined as the Downtown Dining Incentive area which focuses specific incentives to assist with invigorating the commercial heart of the town.

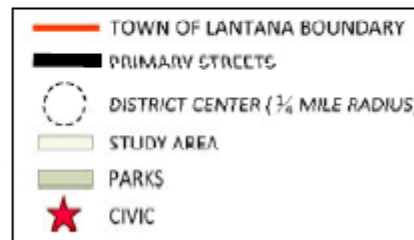
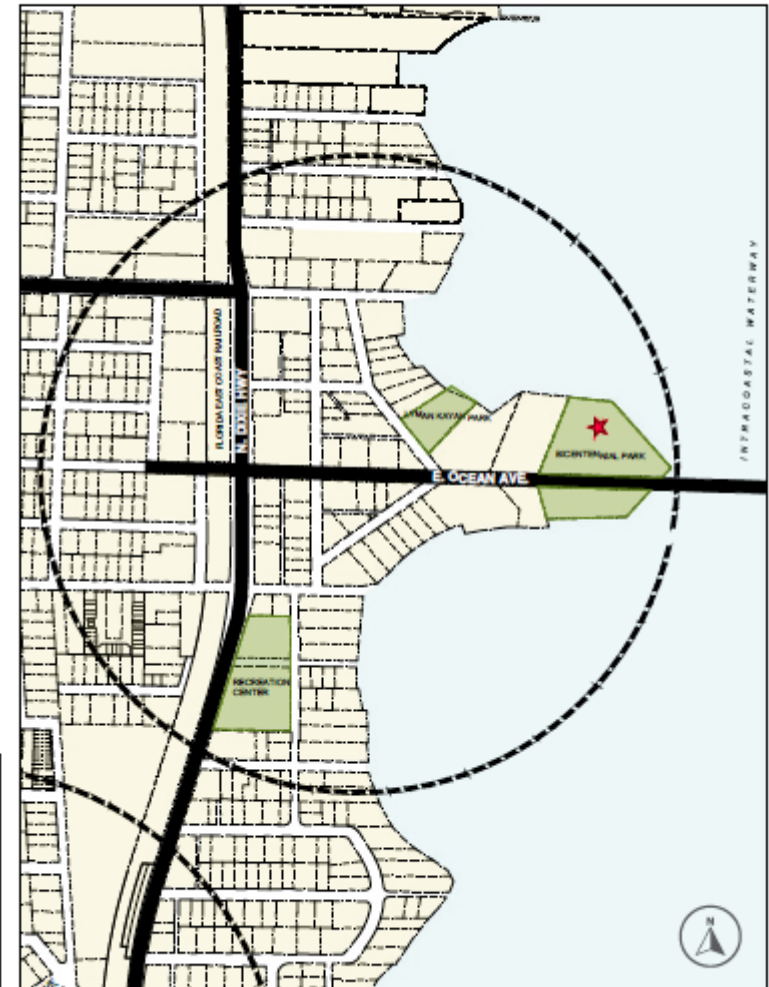


FIGURE 11 DOWNTOWN DISTRICT



Improve Parking and Mobility

Dining Incentive Area

DOWNTOWN

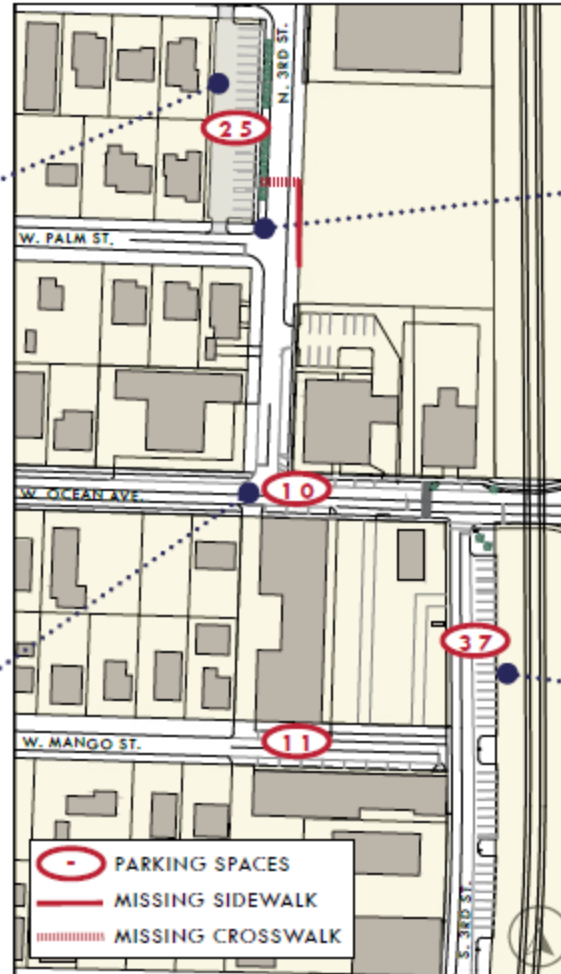
EXISTING PARKING & STREETScape AT W OCEAN AVE & 3RD ST



There is very little information communicating this parking as available for the community. A town sign with the number of spaces available and the distance to the downtown dining district should be added.



There are many on-street parking spaces which are no longer striped. For downtown visitors these spaces are very hard to see and unclear if they are available.



Complete sidewalk from the 3rd Street Parking lot with a mid-block crossing to the sidewalk located on the east side of 3rd Street.



These spaces may be underutilized and pose safety issue since there is no sidewalk. Users are pushed into the FEC Railway or into the vehicular travel lanes before they reach a sidewalk.

Improve Parking and Mobility

Dining Incentive Area

DOWNTOWN

PARKING & STREETScape AT 3RD STREET PARKING LOT



Detailed view of the existing 3rd Street parking lot and streetscape.



The image above shows the existing conditions at the town parking lot which is less than an eighth of a mile (1/8) away from the downtown dining district incentive area. The lot has very little markers to indicate this is available town parking.

Improve Parking and Mobility

Dining Incentive Area

DOWNTOWN

PARKING & STREETScape AT 3RD STREET PARKING LOT



Detailed view of the improved 3rd Street parking lot and streetscape.



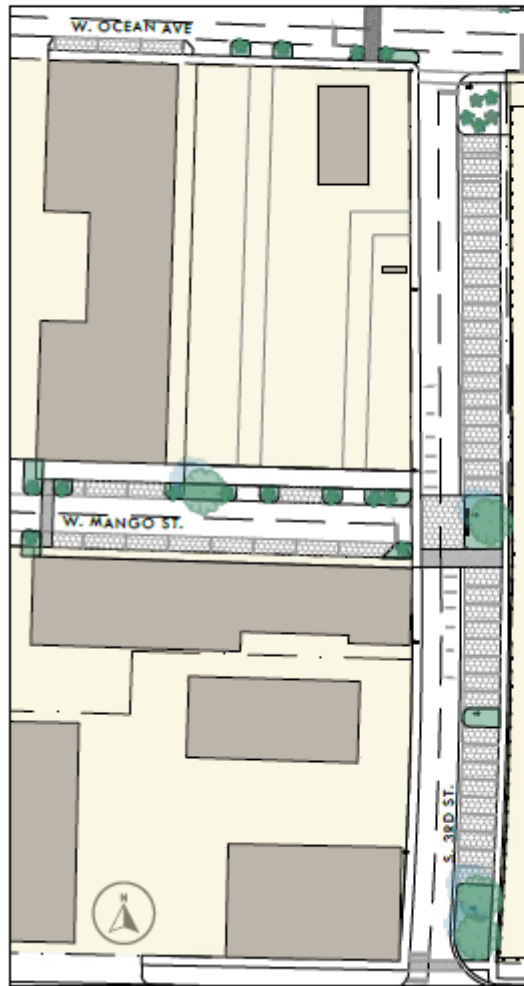
The image above illustrates the 3rd Street Parking lot with the addition of signage, native landscaping, pedestrian lighting, and a new masonry wall with a Coreopsis flower mural. These interventions help to beautify but also communicate available parking. The improvements to the area will also project a sense of safety and security which will also benefit the Lantana Public Library to the south.

Improve Parking and Mobility

Dining Incentive Area

DOWNTOWN

PARKING & STREETScape AT 3RD STREET



Detailed view of the improved on-street parking along S 3rd Street and W Mango Street.



In the concept above the existing sidewalk to the west and the FEC Railway including the 25' clear zone remain the same. Within the Town's right of way a new fence, sidewalk, curb and gutter are added to improve safety along the FEC Railway. The concept also illustrates an opportunity to add pervious pavers to the on-street parking with an enhanced mid-block crossing.

Improve Parking and Mobility

Town Center District

CODE RECOMMENDATIONS

TOWN CENTER REDEVELOPMENT OVERLAY

There will be the rare occasion in the Town of Lantana whereby a larger scaled redevelopment opportunity presents itself. The Winn Dixie/Kmart site south of Greynolds Circle is a prime example of this unique and challenging prospect. In an effort to provide the greatest predictability and built environment for these future projects, this plan recommends the Town consider creation of the Town Center Redevelopment Overlay zoning option. The recommendations to follow are specific to this new zoning opportunity.

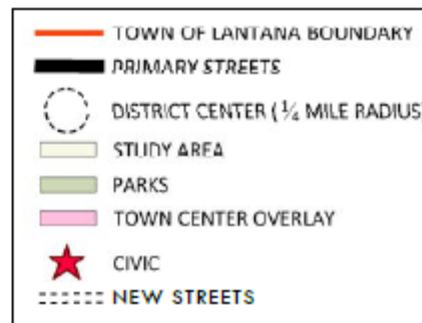
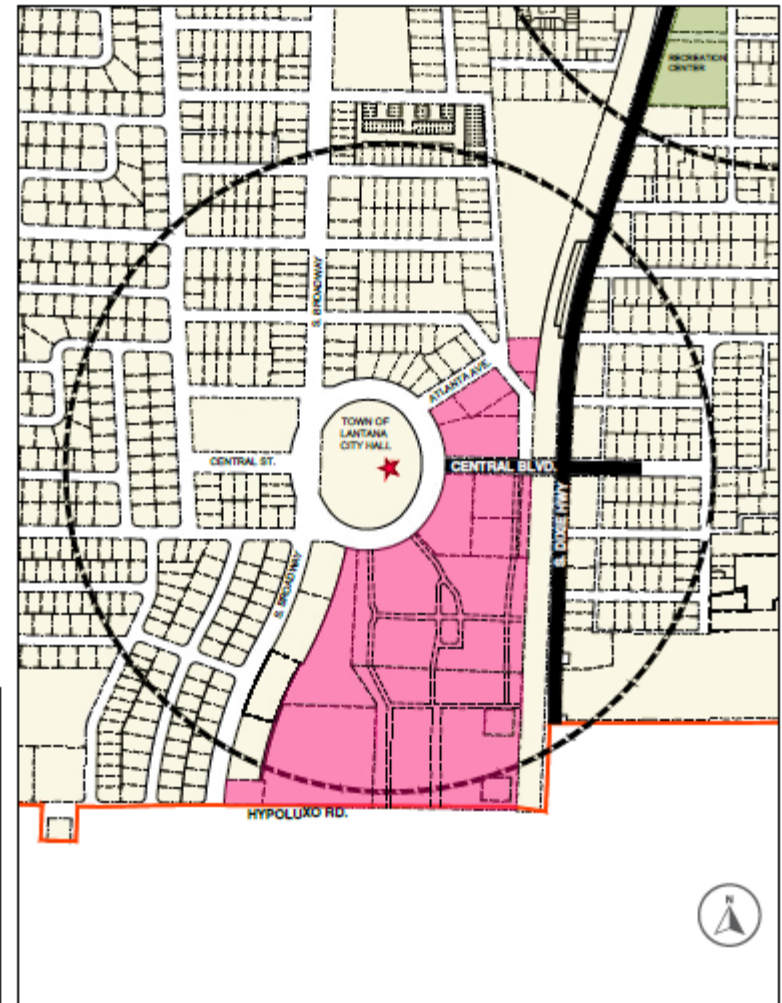


FIGURE 18 TOWN CENTER REDEVELOPMENT OVERLAY



Kmart Overlay

Town Center District

TOWN CENTER

GREYNOLDS CIRCLE CONNECTIVITY IMPROVEMENTS

The plan below identifies 6 special project areas around the municipal campus and at Greynolds Circle. Each of these areas contemplates new tree plantings, transit shelters, and sidewalk connections and crosswalks. These connectivity improvements should be expanded over time to provide physical improvements throughout the Town with a focus on connecting parks and schools.



FIGURE 20 GREYNOLDS CIRCLE IMPROVEMENT KEY

CONNECTIVITY IMPROVEMENTS

CANOPY TREES



TRANSIT SHELTERS



SAFE CROSSINGS



Greynolds Circle

Town Center District

TOWN CENTER



FIGURE 22 GREYNOLDS AND ATLANTA IMPROVEMENT DIAGRAM

CONNECTIVITY IMPROVEMENTS

2

ATLANTA AVE.

- Remove concrete and add native landscape or sod along Atlanta Ave
- Define on-street parking.
- Complete the sidewalk from Atlanta Ave. to connect to Greynolds Circle with new crosswalks
- Add shade trees



Greynolds Circle

Lantana Beach District

LANTANA BEACH

DESCRIPTION

The Town of Lantana Beach District is defined as a 1/4 mile radius centered on E. Ocean Avenue immediately west of the municipal beach proper and is illustrated to the right.

During the course of the public design charrette there was much discussion about what and how to improve the Lantana Municipal Beach asset. Many larger scale, longer-term design ideas are provided in Chapter II of this report however, Town staff requested more specific immediate improvements that could be implemented.

The following pages reflect detailed observations and recommendations developed during field work at the Lantana Beach. These recommendations should be prioritized and become part of a multi-departmental improvement program.







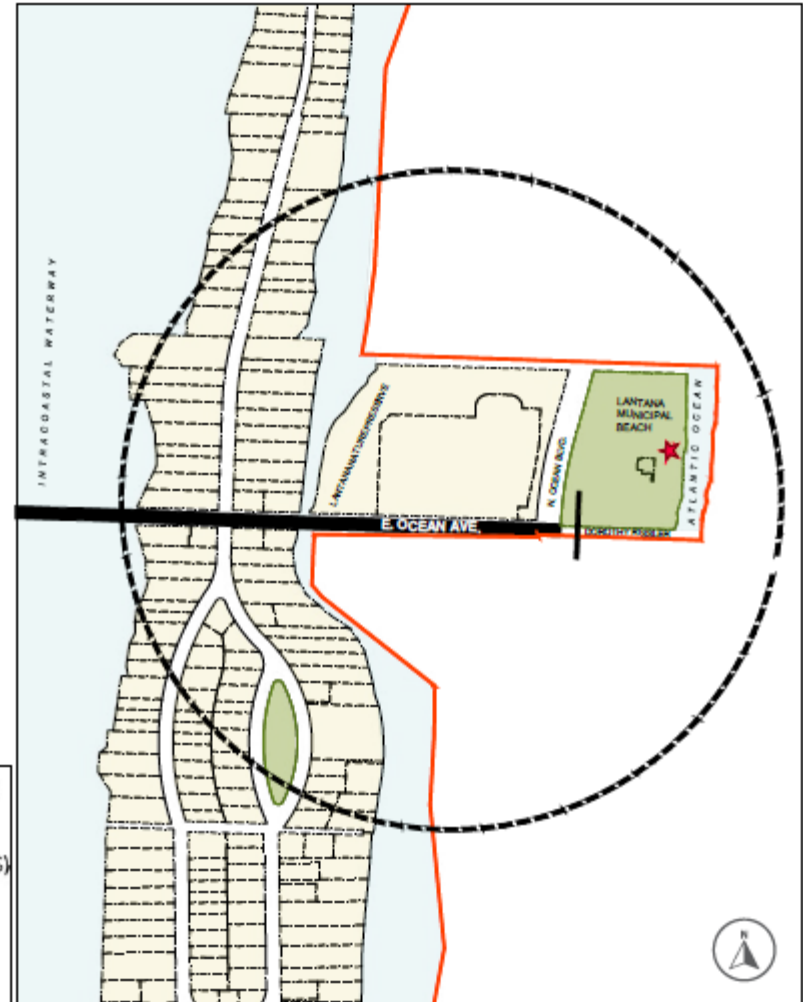
-  TOWN OF LANTANA BOUNDARY
-  PRIMARY STREETS
-  DISTRICT CENTER (1/4 MILE RADIUS)
-  STUDY AREA
-  PARKS
-  CIVIC

FIGURE 27 LANTANA BEACH DISTRICT



Needed Improvements

Lantana Beach District

LANTANA BEACH

One of the first obvious improvements needed at Lantana Beach is the replacement of much of the decking and railings. There are some conditions which appear unsafe and need immediate attention. This is contrasted by the amazing destination of the Dune Deck Cafe restaurant (pictured below) which is very popular in the area.

The upgrading of the decking and railings leading to the beach access and Dune Deck Cafe should be top priority for improvements.



EXISTING



RECOMMENDED

- Rebuild beach access
- Continue the Town's theme and colors with branding throughout the improvements

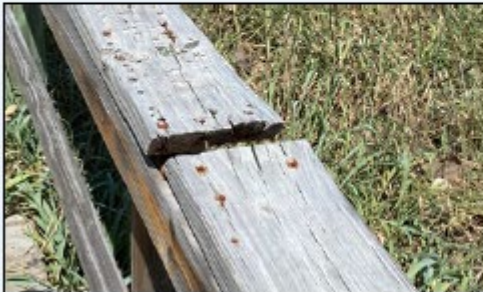


Needed Improvements

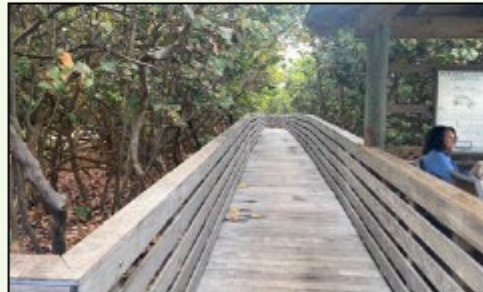
Lantana Beach District

LANTANA BEACH

EXISTING



RECOMMENDED



- Remove invasive Brazilian Pepper
- Continue to maintain dune stabilizing native landscaping

- Remove retired pedestrian lighting and continue to replace with Dark Sky friendly lighting

- Replace decking and railings

Needed Improvements

Lantana Beach District

LANTANA BEACH



FIGURE 28 DOROTHY RISSLER DR. EXISTING CONDITIONS

DOROTHY RISSLER DR. IMPROVEMENTS

One of the primary entrances to the Lantana Public Beach is from Dorothy Rissler Dr. which is effectively the extension of E. Ocean Avenue from S. Ocean Boulevard to the beach. Dorothy Rissler Dr. also separates the beach property from the Eau Palm Beach Resort and Spa to the south and serves as the "back of house" to that facility.

The image to the left illustrates delivery and service access to the Eau and beach access to the left.



Needed Improvements

Lantana Beach District

LANTANA BEACH



FIGURE 29 DOROTHY RISSLER DR. PROPOSED IMPROVEMENTS

DOROTHY RISSLER DR. IMPROVEMENTS

The design team explored ways to improve the aesthetic environment of Dorothy Rissler Dr. without hindering its functionality to the beach and the Eau.

Improvements (illustrated at left) include decorative paving treatments to emphasize the beach entry and better define the public realm from the service realm of the Eau. Additional landscaping towards the beach entry seeks to soften that edge and focus attention on the beach side.



Needed Improvements

Code Modifications

GENERAL CODE MODIFICATIONS

A number of desired and important code modifications will be necessary to make development application reviews and approvals more consistent and predictable within the Town of Lantana. In addition, certain unmanaged practices that have been overlooked over time should be identified and addressed as conditions within the Town have evolved. Below is a brief list of some of the code modifications that should be prioritized:

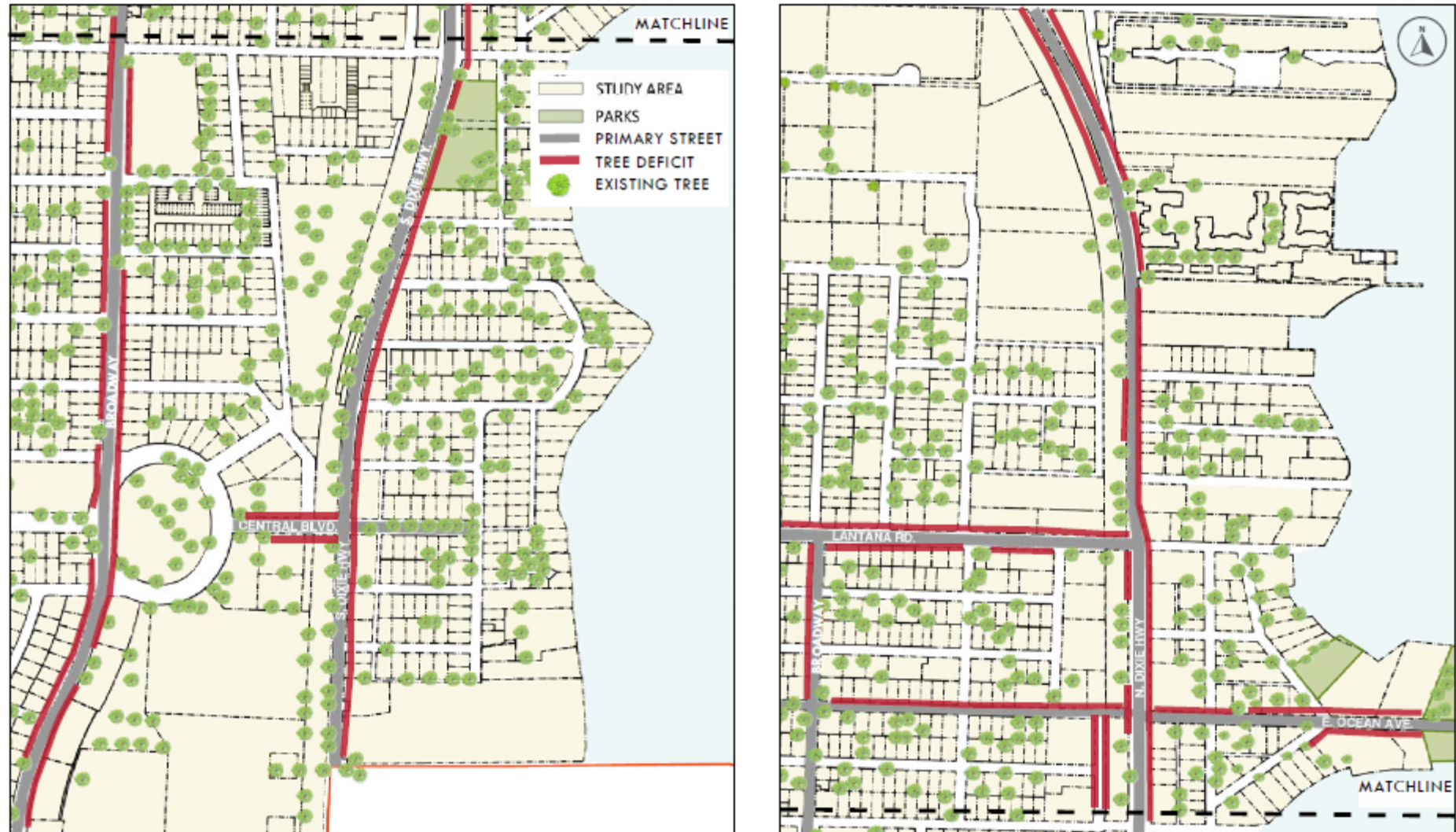
- Prohibit non-pervious treatment (shellrock, asphalt, pavers, concrete, etc.) of residential swales and limit the non-pervious area of private residential lots. The aggregate affect of additional non-pervious treatments within the neighborhoods is flooding and these conditions will not improve on their own.
- Set strict standards for the treatment of construction sites including the containment of dirt, sediments, and debris; the access and parking of construction vehicles; and general visual appearance. Also, set specific timelines for completion of construction (to be administered by the Development Services Director).
- Include the requirement for on-site bicycle parking with the substantial expansion of existing commercial or mixed-use projects or any new development requiring site plan approval. Areas in downtown should be prioritized for bicycle parking particularly on Town owned properties.
- Updates to the Town landscaping requirements should include "friendly fertilizer" elements that identify eco-sustainable and non-toxic fertilizers, new xeriscape standards, and a requirement for shade trees instead of palm trees for new development.
- There should be greater discretion provided for Development Services Director approval for unique conditions and circumstances particularly where contributing and non-conforming structures and/or uses are concerned.

There many other areas of the code that need to be addressed but as it relates to the objectives of this plan and planning process, these items should be highlighted.

Canopy Tree Campaign

INCREASE THE TOWN'S TREE INVENTORY

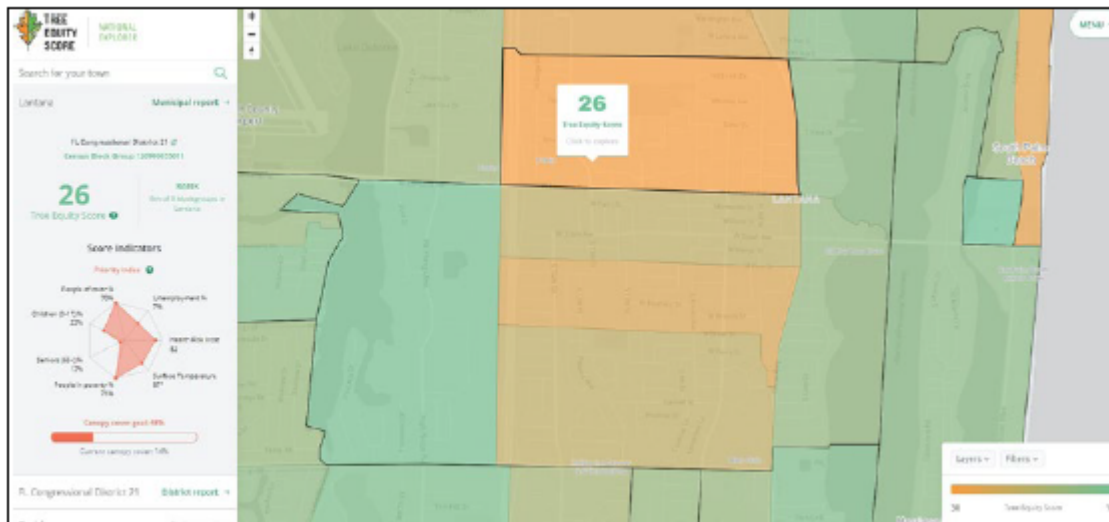
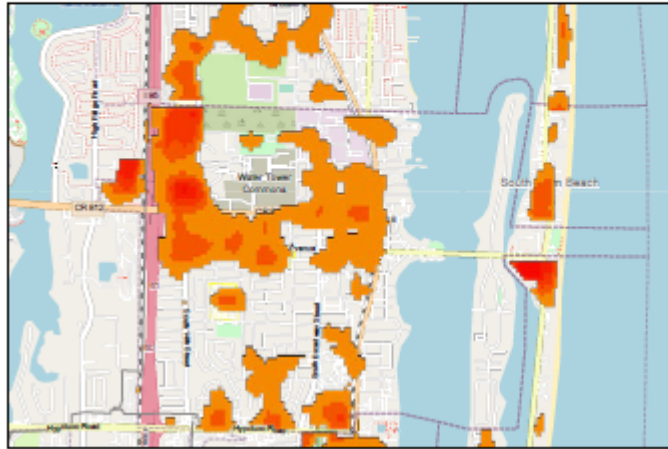
FIGURE 50 TREE CANOPY DEFICIT DIAGRAM



Significantly Increase Shade Canopy

Canopy Tree Campaign

REDUCING THE TOWN'S HEAT ISLAND EFFECT CANOPY TREES AND VEGETATION



PRIORITIZE THE TREE CANOPY

Of the many benefits of have a robust shade tree canopy in the community, the reduction of the heat island effect is one that is well documented.

Reducing a community's heat retention through the provision of shade trees not only helps the environment but makes outdoor spaces such as parks and sidewalks more useful and can have an overall positive effect on property values.

The information at left was acquired from the Tree Equity Score website which maps the relationships between tree canopies and property values.



Significantly Increase Shade Canopy

Implementation

	PRIORITIZED ACTION ITEMS	ENTITIES FOR COORDINATION	TIME FRAME	DEPARTMENTS
A	Adopt the Master Plan - Start Public Information Campaign	Town of Lantana	6 Months	Council
B	Develop the Town Center Redevelopment Overlay	Town of Lantana - FDOT	6-12 Months	Planning, Admin., Council
C	Develop the US-1 Corridor Infill Overlay	Town of Lantana - FDOT	6-12 Months	Planning, Admin., Council
D	Revise and Update the Downtown Overlay Zone	Town of Lantana - PBC	12 Months	Planning, Admin., Council
E	Solicit Input on Lantana Beach Master Plan	Town of Lantana - PBC	12-14 Months	Planning, Admin., Council, Parks and Rec.
F	Develop Pedestrian/Transit Improvements (US-1 connections to transit and completing the overall Town-wide sidewalk network)	Town of Lantana - FDOT - Palm Beach TPA - FEC	12-16 Months	Planning, Admin., Council, Parks and Rec., Eng., Legal
G	Pursue Municipal Parking Lot Locations	Town of Lantana	12-16 Months	Planning, Admin., Council
H	Continue Contact with Downtown Property Owners	Town of Lantana	Ongoing	Planning, Admin., Council
I	Update Zoning Code with Priority Items	Town of Lantana	12-16 Months	Planning, Admin., Council, Legal
J	Revise Landscape Code - Modernize	Town of Lantana	16 Months	Planning, Admin., Council, Legal
K	Develop Detailed Plans for On-Street Parking on Oak Street and Lake Dr.	Town of Lantana - PBC	16 Months	Planning, Admin., Council, Public Works, Engineering

Priorities and Team Members

Thank You



Town of Lantana
Wednesday, June 14th 2023

TREASURE COAST REGIONAL PLANNING COUNCIL

Your Real Estate Analysts

1



Tom Lavash, Managing Principal

WTL+a Real Estate & Economic Advisors

WTL+a



Tom Moriarity, Managing Principal

Retail & Development Strategies LLC

RDS

Retail & Development Strategies

Market Potentials: Housing

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Scenario	Forecasts (1)			Average Household Size	2030 Housing Units
	2021	2030	Population Change		
Based on ESRI Forecasts					
Average Annual Growth Rate (2021-2026)	1.44%				
Current & Future Population	12,439	14,153	1,714		
Allocation to Known Residential Projects:					
Scenario #2					
Average HH Size @				1.80	952
Under Construction				(3)	-
Approved					383
Proposed					231
Total Supportable Units:					
Allocated to Known Projects					614
Unallocated					338

Town-wide (2030): Up to 950 New Housing Units

Market Potentials: office

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Industry Sector		2029 Demand (In SF)
Town of Lantana		
Total Employment		4,691
As % of Palm Beach County (15-Year Average)	(4)	0.68%
Fair Share Analysis		
Total New Jobs-Palm Beach County		92,561
Lantana Fair Share		0.68%
Total New Jobs-Lantana (2021-2029):		628
Lantana Occupied Office Inventory (In SF)		187,999
Average Countywide Occupancy Factor (In SF)	(5)	188
No. of Office Jobs:		1,002
As % All Jobs		21.4%
Total New Office Jobs-Lantana (2021-2029):		134
SF Occupancy Factor		188
2029 Gross Demand - Town of Lantana		25,200
Existing Vacant Office Space (5-Year Average)	2,345	
- Lease-up Required @	0%	-
Remaining Vacant Space:	2,345	(6)
% Vacant	2.8%	
2029 NET DEMAND (Rounded, In SF):		25,200

**Town-wide (2029): 20,000 to 25,000 SF
of Speculative Office**

Market Potentials: Industrial

18

Total Employment				4,691
<i>As % of Palm Beach County (15-Year Average)</i>		(4)		0.68%
Fair Share Analysis				
Total New Jobs-Palm Beach County				92,561
Lantana Fair Share				0.68%
Total New Jobs-Lantana (2021-2029):				628
Lantana Occupied Industrial & Flex Inventory (In SF)				316,390
Average Countywide Occupancy Factor (In SF)				669
No. of Industrial Jobs:				473
<i>As % All Jobs</i>			(5)	10.1%
Total New Industrial Jobs-Lantana (2021-2029):				63
SF Occupancy Factor				669
2029 Gross Demand - Town of Lantana:				42,337
Existing Vacant Industrial Space (5-Year Average)				3,569
- Lease-up Required @	0%		(6)	-
Remaining Vacant Space:				3,569
<i>% Vacant</i>				1.1%
2029 NET DEMAND (Rounded, In SF):				42,300

**Town-wide (2029): 40,000 to 45,000 SF
of Speculative Industrial**

Market Potentials: Hotel

19

	2021	2030	Change: 2021-2030	Supportable Rooms
Scenario 2: High Growth				
Area Hotel Rooms	1,601			
Available Roomnights (Supply)	241,751	341,425	99,674	
Annual Growth (2014-2021)	3.91%			
Occupied Roomnights (Demand)	186,411	368,402	181,991	226
Annual Growth (2014-2018)	7.86%	(1)		
Annual % Occupancy	77.1%			

Allocation to Known Hotel Rooms:				
Under Construction				
- N/A				-
Planned/Approved				
- N/A				-
Subtotal-Allocated Hotel Rooms:				-
As % of Area-wide Demand				0%
Unallocated Excess/(Overage) of Hotel Rooms:				226

Area-wide (2030): Up to 225 Rooms
How Many Rooms Could Lantana Capture?

Market Potentials: Retail

Selected Potential Retail Opportunities

- Increased market capture; not any substantial expansion in space (SF)
- Limited redevelopment sites, but can be better integrated with context
- Create focal public space(s) with adjacent retail businesses to create pedestrian activity, critical mass
- Property ownership participation will be critical for key sites
- Consider updating building codes, parking standards which are challenging & limiting new retail development

Retail Space Per Capita (In SF)	ESRI	State
Town of Lantana		
- 2021 Population	12,439	11,579
- SF Per Capita	91	98
Palm Beach County	54	
U.S./National Average	24 to 49	